



City of Santa Barbara

FENCES, SCREENS, WALLS AND HEDGES (SBMC §28.87.170)

- A. Required setbacks.** Except as hereinafter provided, in the A, E, R, C-O and C-X Zones, no fence, screen, wall or hedge located in the required setbacks shall exceed a height of eight feet (8').
- B. Front Lot Line, Side of Driveway.** In the A, E, R, C-O and C-X Zones, no fence screen, wall or hedge exceeding a height of three and one-half feet (3-1/2') shall be located:
1. Within ten feet (10') of a front lot line.
 2. Within ten feet (10') of either side of a driveway for a distance of twenty feet (20') back from the front lot line.
- C. Corner.** In the A, E, R, C-O and C-X Zones, no fence, screen, wall or hedge located within fifty feet (50') of a street corner measured from the edge of the vehicular traveled way as determined by the Traffic Engineer and within the required front yard shall exceed a height of three and one-half feet (3-1/2'); provided that where any fence, screen, wall or hedge within fifty feet (50') of any corner impairs the vision of drivers of vehicles approaching on the intersecting street, the Chief of Building and Zoning may further limit the height of construction by the terms of the permit issued to the applicant so as to prevent such impairment of vision.
- D. Alleys.** In the A, E, R, C-O, and C-X zones, the City Traffic Engineer may require the height of a fence, screen, wall or hedge to be reduced if the improvement is determined to be a safety hazard.
- E. Separation.** Unless there is a horizontal separation of at least five feet (5') between fences, screens, walls or hedges, the height shall be measured from the lowest point of such fence, screen, wall or hedge to the highest point of either fence, screen, wall or hedge.
- F. Barbed Wire, Sharp Wire or Points.** In any zone, no barbed wire shall be used or maintained in or about the construction of a fence, screen, wall or hedge along the front or interior lines of any lot, or within three feet (3') of said lines, and no sharp wire or points shall project at the top of any fence or wall less than six feet (6') in height.
- G. Schools.** Any open mesh type fence to enclose an elementary or high school site may be located and maintained in any required yard.
- H. Nonconforming.** Any fence, screen, wall or hedge which is nonconforming to the provisions of this section and which existed lawfully on January 10, 1957 (the effective date of the ordinance adopting the provisions of this section) may be continued and maintained, provided there is no physical change other than necessary maintenance and repair in such fence, screen, wall or hedge, except as permitted in other sections of this title. Notwithstanding the foregoing, no more than ten percent (10%) of the length of a nonconforming fence, screen, or wall may be replaced within any twelve-month period. A hedge shall be determined to be nonconforming by the Community Development Director upon receipt of sufficient evidence indicating that the hedge existed in its present location on January 10, 1957. If a nonconforming fence, screen, wall or hedge has been determined to be a safety hazard by the City Traffic Engineer, the City may require the removal or reduction of the height of the nonconforming fence, screen, wall or hedge. (Ord. 5459, 2008; Ord. 4162, 1982; Ord. 3513, 1972; Ord. 3234, 1967; Ord. 2585, 1957; Ord. 2346, 1951.)

***NOTE:** *The height limitation concerning driveways also applies where a driveway on an adjacent property is located within ten feet (10') of the junction of any front side lot line.*

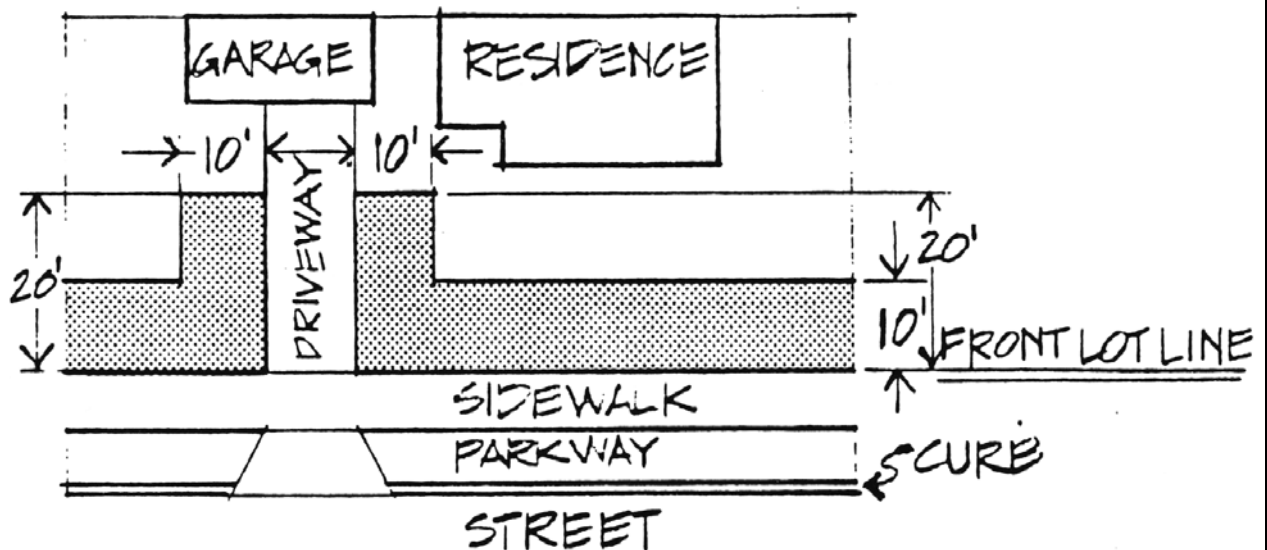
1. FENCES, SCREENS, WALLS AND HEDGES

28.87.170.2

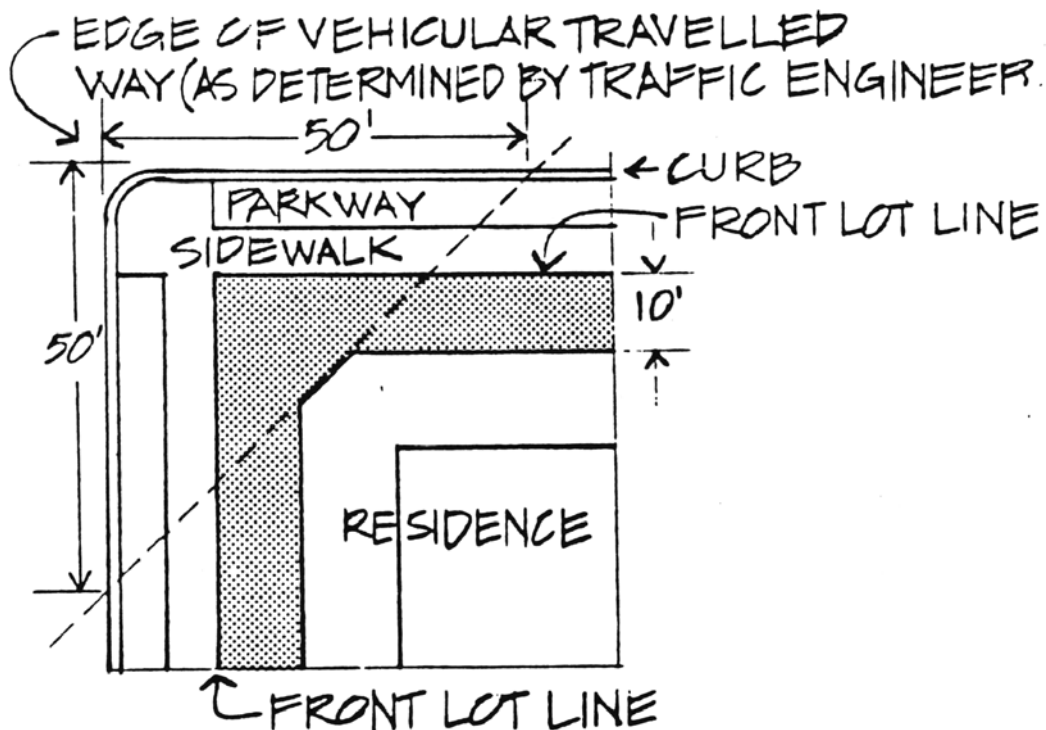
2. MAY NOT EXCEED 3½ FEET IN HEIGHT IN SHADED AREAS

28.87.170.3

28.87.170.2 FRONT LOT LINES & SIDE OF DRIVEWAY

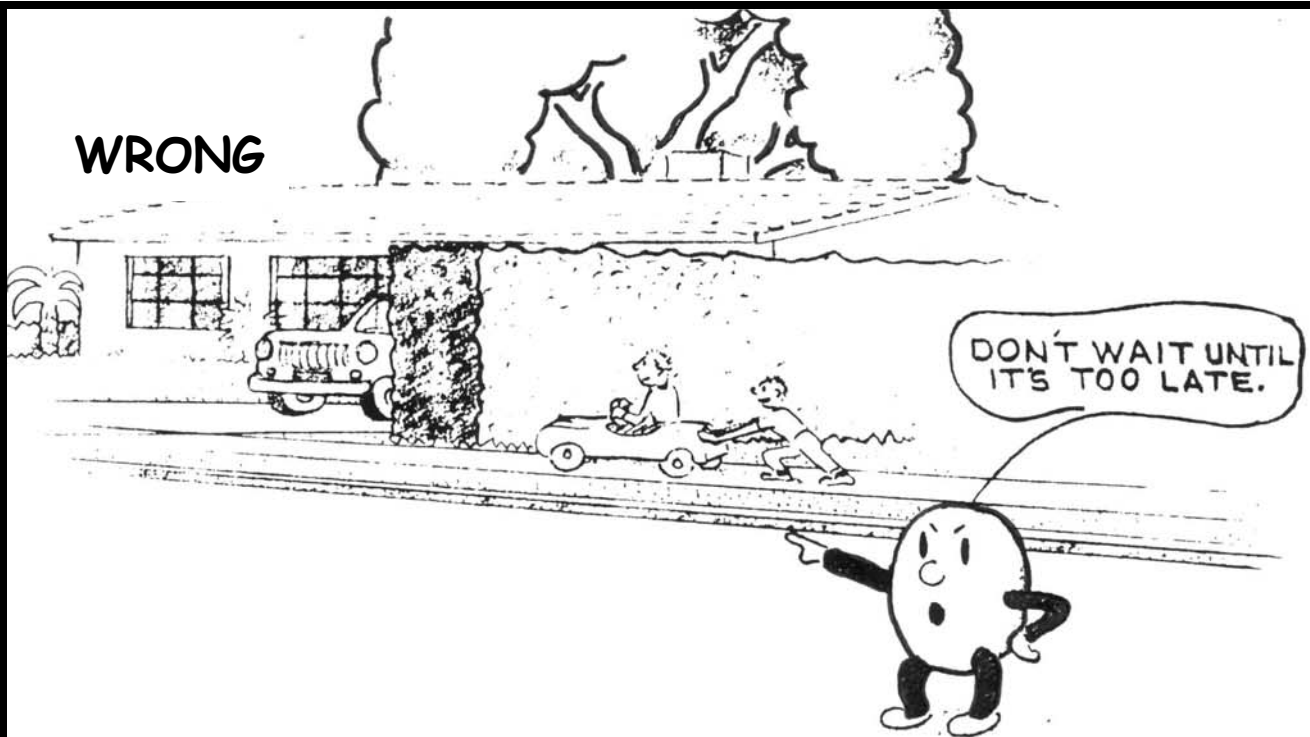


28.87.170.3 CORNER LOTS

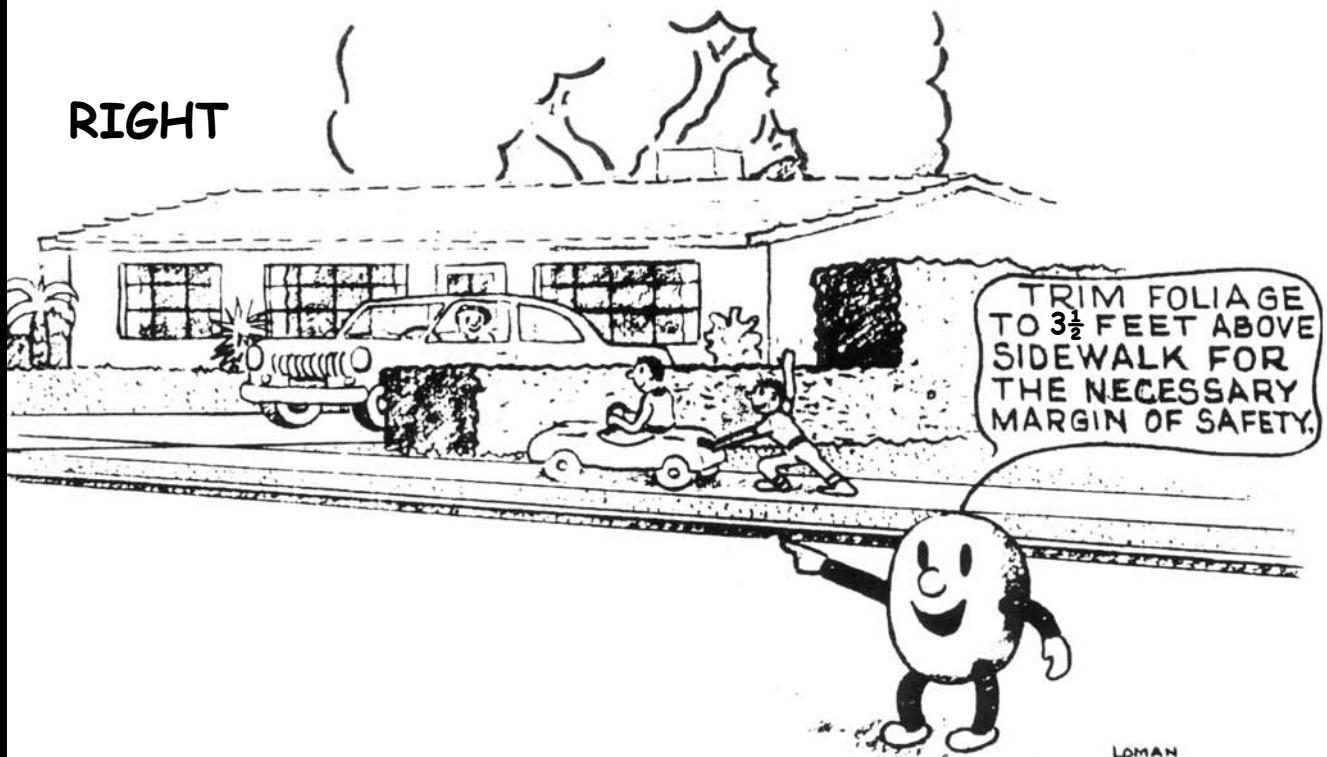


THE ABOVE INFORMATION IS FOR INFORMATION ONLY. THE ORDINANCE PREVAILS.

WRONG



RIGHT

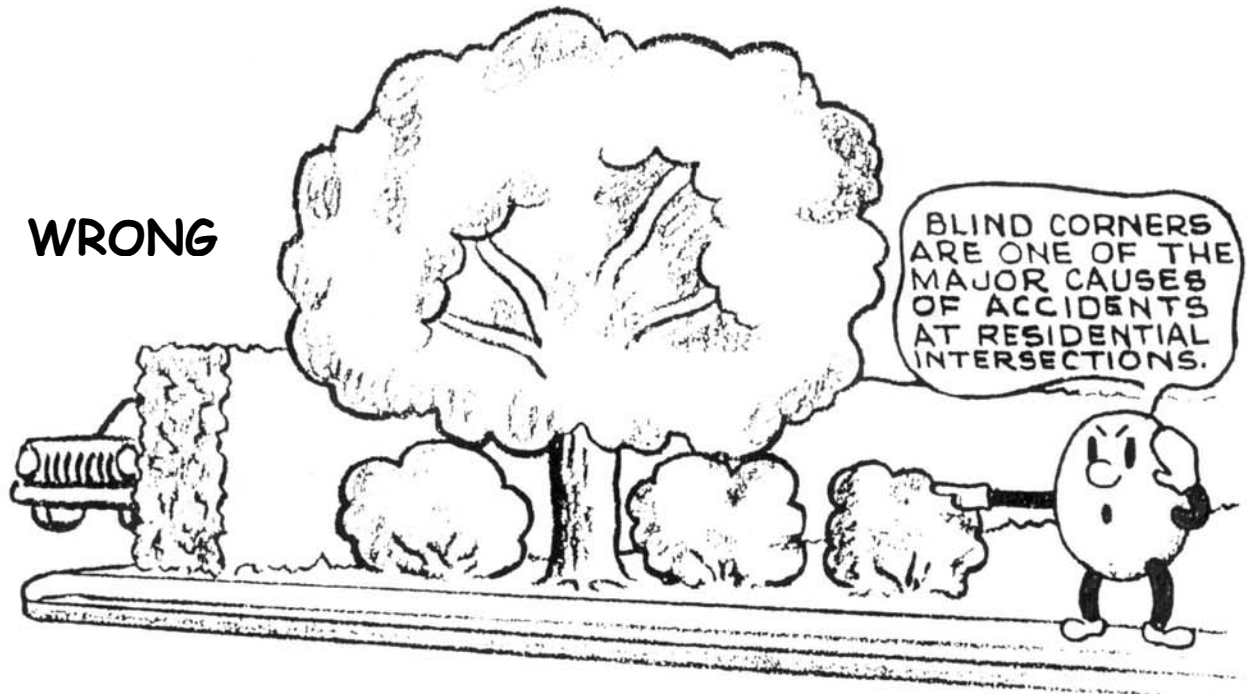


MR. O.U.T.-LOOK SAYS:

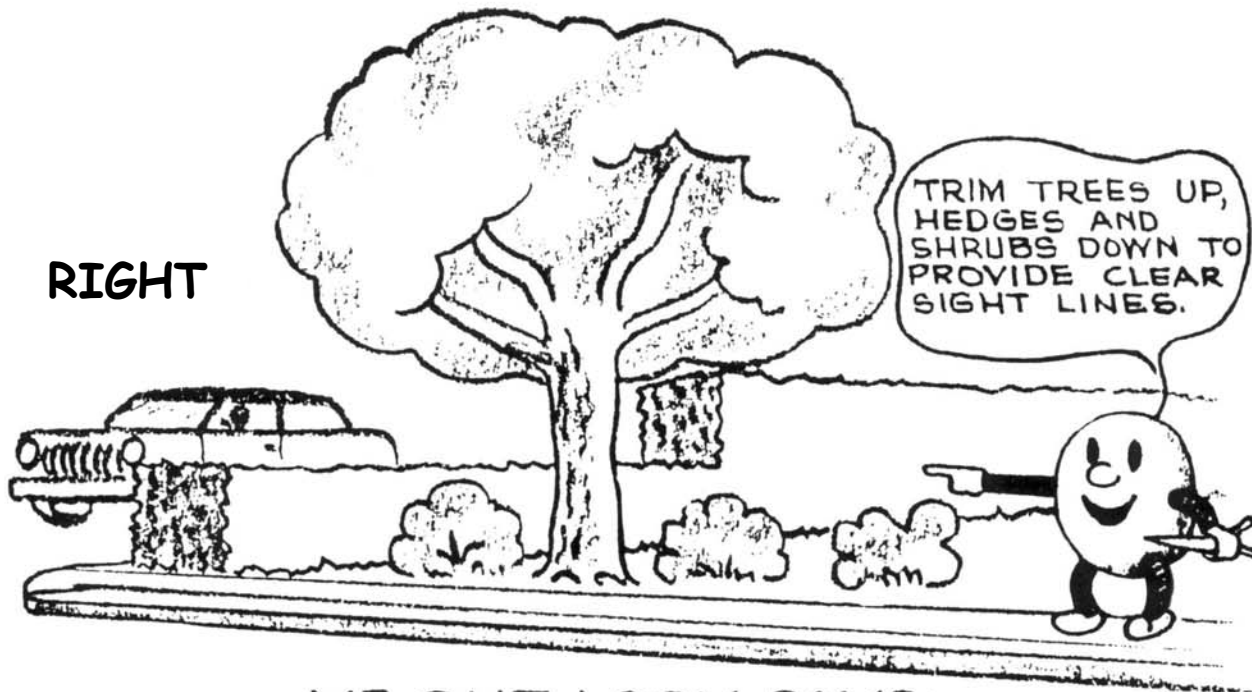
"CLEAR SIGHT-LINES AT DRIVEWAYS
SO YOU CAN LOOK-OVER, UNDER, OR THROUGH PLANTING.
REMEMBER - PLANTS KEEP GROWING."

LOMAN

WRONG



RIGHT



MR. O.U.T.-LOOK SAYS:

"CLEAR SIGHT-LINES AT INTERSECTIONS AND DRIVEWAYS
SO YOU CAN LOOK-OVER, UNDER, OR THROUGH PLANTING.
REMEMBER - PLANTS KEEP GROWING!"

LOMAN